


WHAT IS CLAIMED IS:

1  1. A method for providing investor liquidity and portfolio growth comprising:
2 acquiring properties from investors through tax-preferred transactions, at least one of
3 the properties being acquired from one of the investors in exchange for an interest in an
4 investment entity;
5 disposing of at least one of the properties that falls outside of an investment profile;
6 enhancing the value of at least one of the properties by physical improvements; and
7 redeeming interests of investors by the investment entity.

1 2. The method of claim 1 in which the investment profile comprises income
2 producing real estate.

1 3. The method of claim 1 in which the investment profile comprises inner-city
2 residential rental properties.

1 4. The method of claim 1 in which the investment profile comprises distressed
2 properties.

1 5. The method of claim 1 in which the investment profile comprises properties for
2 which a purchase price for an individual property divided by a total rent obtained from such
3 property is low relative to other properties located in a surrounding area.

1 6. The method of claim 1 in which the investment profile comprises residential rental
2 properties for which rents are below market for a neighborhood proximate to such properties.

1 7. The method of claim 1 in which the investor makes a tax-free contribution of the
2 property in exchange for an interest in the investment entity.

1 8. The method of claim 1 in which the redemption of interests of investors is limited
2 at any one time to a predetermined portion of a value of the properties held by the investment
3 entity.
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1 9. The method of claim 1 in which the physical improvements further comprise
2 refurbishment.

3 10. The method of claim 1 in which the property value is further enhanced by
4 improved management of the property.

5 11. . The method of claim 2 in which the investment profile further comprises
6 distressed properties.

1 12. The method of claim 2 in which the investment profile further comprises
2 residential rental properties for which rents are below market for a neighborhood proximate
3 to such properties.

1 13. The method of claim 2 in which the investment profile further comprises
2 properties for which a purchase price for an individual property divided by a total rent
3 obtained from such property is low relative to other properties located in a surrounding area.

1 14. The method of claim 3 in which the investment profile further comprises
2 residential rental properties for which rents are below market for a neighborhood proximate
3 to such properties.

1 15. The method of claim 3 in which the investment profile further comprises
2 properties for which a purchase price for an individual property divided by a total rent
3 obtained from such property is low relative to other properties located in a surrounding area.

1 16. A system of managing investment assets comprising
2 an investment entity for receiving tax-preferred contributions of at least one property
3 from at least one investor in exchange for an interest in the investment entity, and for
4 managing, holding and exchanging properties through tax-preferred transactions;

5 an investment profile comprising a disciplined portfolio approach that uses
6 diversification and contingent risk minimization,
7 a computer system to record and analyze investments held by the investment entity
8 and to analyze other properties within the investment profile for possible investment by
9 means of tax-preferred transactions and to determine which properties held by the investment
10 entity fall outside the investment profile and transactions and which are suitable for disposal;
11 at least one management entity to actively enhance properties held by the investment
12 entity by means of physical improvements, refurbishment and management efficiencies; and
13 a plan of redemption of interests of investors.

1 17. The system of claim 16 in which the investment profile comprises income
2 producing real estate.

1 18. The system of claim 16 in which the investment profile comprises inner-city
2 residential properties.

1 19. The system of claim 16 in which the investment profile comprises distressed
2 properties.

1 20. The system of claim 16 in which the investment profile comprises properties for
2 which a purchase price for an individual property divided by a total rent obtained from such a
3 property is low relative to other properties located in a surrounding area.

1 21. The system of claim 16 in which the investment profile comprises residential
2 rental properties for which rents are below market for a neighborhood proximate to such
3 properties.

1 22. The system of claim 16 in which the tax-preferred contribution comprises a tax-
2 free contribution of property.

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